



September 18, 2006

City of Las Vegas Planning & Development
731 S. 4th Street
Las Vegas, Nevada 89101

Re: Monterrey Investments, LLC
Amendment #1 to Justification Letter
APN 125-27-232-011

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CITY CLERK
2006 SEP 19 P 2:22

Dear Ladies and Gentlemen:

Please consider this letter an amendment to our Justification letter dated July 13, 2006 (copy attached).

Your staff at the City made several comments as to the size of our building being too big for the size of this lot. We had it at approximately 5,770 S.F. with a 900+S.F. office and the balance restaurant. That left us 5 parking spaces short.

Since that time, our civil engineer surveyed the property and showed a 30'X9' power transformer pad has been installed on the NE corner of the property. The pad is right in the middle of the handicap parking space that I had planned for that area.

Additionally, the Nevada Power design from which I originally designed our site, showed a power line running west from a transformer on the corner, along Azure parallel to the edge of the sidewalk (and property line). It turns out that Nevada Power ran the line approximately 9 feet south of the sidewalk into our property without a power easement. I called Nevada Power and they said they don't need an easement.

These two things have created enough of a hardship encroaching into what should have been buildable area on the site that we went down two more parking spaces for total of minus 7.

Because of all of this, we were forced to shrink the building down to about 5,000 S.F. to maintain the 5 parking spaces we were short originally. I made the office space smaller, leaving a courtyard between the bar and the 361 S.F. office space.

This changed the elevations, floor plan and site plan and that is why I resubmitted all of those last Friday for you to have for the upcoming Commission meeting September 20th.

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SDR-15055
09-20-06 CC
REVISED 09-15-06

SEP 15 2006

Submitted after final agenda

p.2

Date 9/19/06 Item # 120

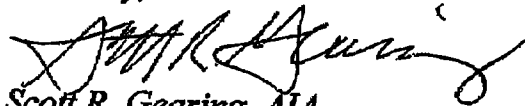
Gearing Architecture

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Monterrey Investments, LLC – Office and Restaurant Building
Amendment to Justification Letter
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We now only have 59 parking spaces, where 64 are required. Please contact me at the number above should you have any more questions.

Sincerely,



Scott R. Gearing, AIA
Architect

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